043.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,300 / 906,300
					USE VALUE:	906,300 / 906,300
					ASSESSED:	906,300 / 906,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101	-103	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANKENS DAVID C/ETAL
Owner 2:	DANKENS ANNE S
Owner 3:	
Street 1:	40 HOMER ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	453,700		452,600	906,300
Total Card	0.112	453,700		452,600	906,300
Total Parcel	0.112	453,700		452,600	906,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.89 /Parcel: 378.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29971

GIS Ref

GIS Ref

Insp Date 11/12/18

!3629!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	453,700	0	4,860.	452,600	906,300		Year end	12/23/2021
2021	104	FV	432,600	0	4,860.	452,600	885,200		Year End Roll	12/10/2020
2020	104	FV	432,600	0	4,860.	452,600	885,200	885,200	Year End Roll	12/18/2019
2019	104	FV	334,300	0	4,860.	480,900	815,200	815,200	Year End Roll	1/3/2019
2018	104	FV	334,300	0	4,860.	350,800	685,100	685,100	Year End Roll	12/20/2017
2017	104	FV	313,000	0	4,860.	305,500	618,500	618,500	Year End Roll	1/3/2017
2016	104	FV	313,000	0	4,860.	260,300	573,300	573,300	Year End	1/4/2016
2015	104	FV	278,000	0	4,860.	254,600	532,600	532,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:22:34

LAST REV

Date	Time
04/09/19	14:36:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3629

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANKENS DAVID	24479-391		4/25/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	189	PATRIOT
3/27/2009	Meas/Inspect	201	PATRIOT
3/29/2000	Inspected	276	PATRIOT
2/29/2000	Mailer Sent		
2/29/2000	Measured	268	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29971
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Total AC/HA:	0.11157	Total SF/SM:	4860	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,641	Spl Credit		Total:	452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08896315
Const Adj.:	0.98980200
Adj $ / SQ:	194.014
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657485
Depreciation:	203820
Depreciated Total:	453665

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

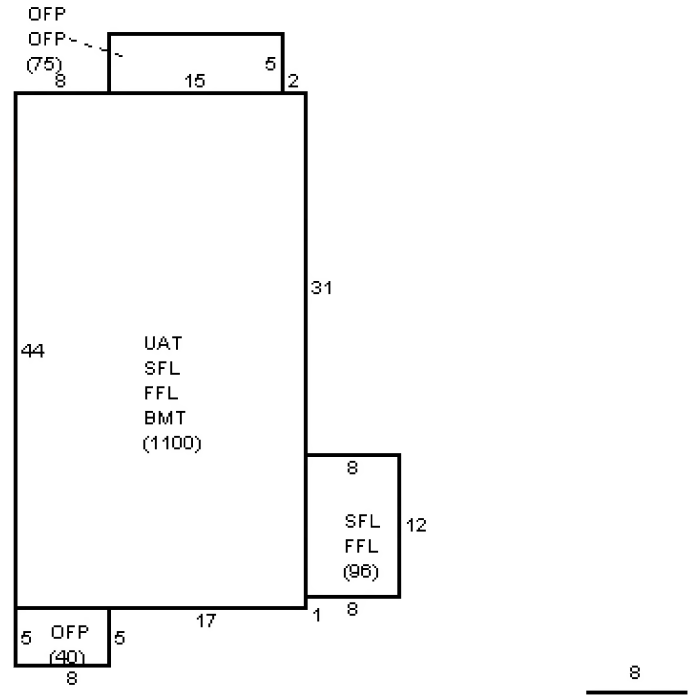
No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.01
Special Features:	0	Val/Su Net:	114.66
Final Total:	453700	Val/Su SzAd	189.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	194.010	232,041
SFL	Second Floor	1,196	194.010	232,041
BMT	Basement	1,100	58.200	64,025
UAT	Upper Attic	275	77.610	21,342
OFP	Open Porch	190	24.930	4,736

Net Sketched Area:	3,957			Total:	554,185
Size Ad	2392	Gross Area	4782	FinArea	2392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	